

McCONNELL, COOK & CO.,

Office: Bailey Block, Ground Floor, Helena.

Office: Cor. Higgins Ave. and Main St., Missoula.

MISSOULA!

Real Estate is Rapidly Advancing in Price!

The Center of Agriculture—Finest Valleys of Montana.

Missoula lies at the very foot or mouth of the Great Bitter Root Valley, already famed as the fruit-growing valley of the State, stretching south for many miles and varying in width from five to twenty miles, dotted with thriving little towns, having railroad connection and enclosed on each side with mountains on which grow trackless forests of the finest timber. To the north is the Valley of the Flathead, twice as large as that of the Bitter Root, and still finer as a fruit growing region, with a clay sub-soil which holds the moisture, and where crops have been abundant when failing everywhere else by reason of drouth.

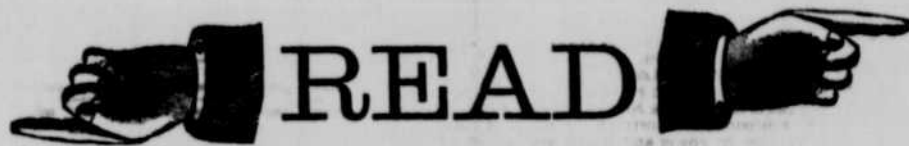
Agriculture.

Eastern and tributary is the Great Blackfoot Valley, rich in Mineral and Lumber resources and rapidly filling up with an Agricultural Population.

WHY?

WHY?

WHY?



One Hundred Dollars or One Hundred Thousand
INVESTED NOW!

As Prices Are LOW, will Surely Net the Investor One Hundred Per Cent. Profit in Less than Six Months.

The Railroad Center of Western Montana.

Missoula is the end of a division of the Northern Pacific. The Bitter Root branch leaves the main line at Missoula. The proposed branch to the Flathead country will leave at Missoula. The Northern Pacific cut-off, shortening the route east and west 80 miles and penetrating the Coeur d'Alene mining region, leaves the main line at Missoula. The Washington & Idaho is building from Mullan towards Missoula, and will connect with the Union Pacific at that point. The Manitoba engineers are now locating lines from Coeur d'Alene to Missoula, and will begin construction in the spring. This is the line of the Manitoba extension to the coast, and when built it will be said of Missoula what cannot be said of any other city on the American continent: "It is the central point of three transcontinental railroad systems."

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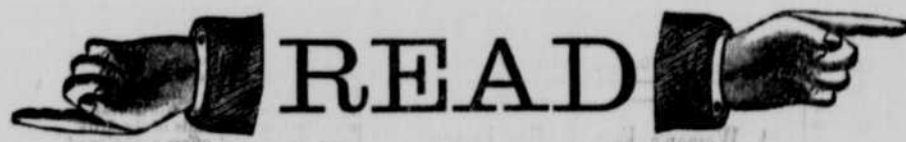
The Mining Center of Western Montana.

The coming in of the Washington & Idaho will place Missoula in direct communication with the great Coeur d'Alene silver-lead mines and will place it the same distance to the mines as is Spokane Falls. The beneficial results of this are obvious. Recently more attention has been paid to the mineral industries and to the development of the known veins of mineral on Nine Mile, Fisher Creek, Windfall, Cedar Creek and the St. Regis country than ever before. Several very important strikes have been made on the Nine Mile within the past week or ten days. Some of the veins uncovered show 2½ to 3 feet of solid galena. In the O. R. & N. at Flat Creek, which is near the Iron Mountain mine, recent developments have demonstrated that the owners of this property have a very valuable property. A deal is about to be consummated whereby the owners will realize \$12,500 for a one-sixteenth interest, or \$200,000 on the whole property.

WHY?

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Missoula Will Have Fully Fifteen Thousand Inhabitants
WITHIN TWO YEARS!

The State University will Probably be Located there. Manufacturers are locating in Missoula. **FINE WATER POWER!**

The Center of All Montana Lumber Interests.

At the present date forty car loads of lumber, manufactured in the vicinity of the town of Missoula are shipped to Butte and other Montana cities every day. The largest lumber mill in the territory is now being built by Marcus Daly and associates on the Bitter Root. Other lumber mills are being built in the Bitter Root valley, and as soon as the extensions of the Northern Pacific road, which is building toward the St. Regis river are completed, a lumber country unsurpassed in the northwest will be opened up, and an almost inexhaustible supply of the very best timber to be had will be open to use.

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